

Harbor Isles Condominium Association
c/o: Prestige Property Management
PO Box 507
Cape Canaveral, FL 32920
(321) 501-0654

Board of Directors
Meeting Minutes
Monday, April 27, 2015

This Meeting was called to order at 7:00 p.m.

Establishment of Quorum: 3 of 5 Directors were present. Paulette and Joe were excused.

Proof of Notice: On file

The minutes from the previous meeting held 2-23-15 were ready by Lee Hoyt. John Lindsey motioned to accept. Richard Njus 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers and Agents: John read the Treasurer's Report and Lori tabled her reports for Old and New Business.

Old Business:

- a. Update on Warranty repairs: Lori explained that Chematics did come out to do another inspection and they were only waiting for the 45 days to expire until moving forward. It was discussed that the matter would likely go to arbitration, as spelled out in the Florida Statute.
- b. Update on Painting Project: The Painting to the clubhouse is underway and they should be complete in 10 to 12 days. They will start with the 570 & 560 building sometime in late May or early June then follow to the 530 and 540 buildings respectfully. Dave from Intext is replace the rotted wood on the buildings and should have most of it complete by the time Tech Systems begins painting.
- c. Update on Landscaping Project: Lori only just received two bids for the clubhouse landscaping project however; both were not what was requested and each had plantings not requested to be planted. Lori will re-address this with the vendors to be sure each are bidding the exact items.

New Business:

- d. Discussion/Action: Re-address Rental Rules: The Board reviewed the rental rules are they are currently stated and after discussion, Lee will write up a change of wording that would make it clear that sub-letting or "splitting" of the 3 month restriction would not happen, as it had in the past.
- e. Discussion/Action: Rules for Owners Placing Items on Common Property: Since the members passed an amendment to allow certain object to be place on the common property outside their units, rules and a guideline must be adopted by the Board to enforce the new amendment. Lori distributed to the Board a sample guideline used at other associations. After discussion, Lee will write up changes that will make it specific to Harbor Isles and get them back to Lori before the next meeting.
- f. Discussion: Electric Vehicles and the Potential cost to Association/Consideration of Rule Adoption: The Board is aware that the near future is bringing with it a move to conserve and part of this has to do with electric vehicles. The Board reviewed guidelines in place at another association and after Lee makes some changes to the wording, the Board will again review this policy & procedure. One factor was to have FPL give the association guidelines for the installation of a metered outlet inside unit owners' garages together with approximate costs, etc.

Next Meeting Date: TBD

Adjournment: With no further Business to come before the Board, the meeting was adjourned at 8:10 p.m.